

# Summary of the Proposed Request for Proposals for the Franklin School

925 13<sup>th</sup> Street, NW

Square 285 Lot 808

Land Area: 14,938

Building Area: 51,627 gsf (basement)

3.46 FAR

Assessed Value: \$4,235,000 (Current)

Zoning: Unzoned (surrounding area DD/C-4)

Condition: Exterior Restored in 1991

Historic Status: National Historic Landmark in June 1996, local exterior designation in Nov. 1964, and local interior designation approved September 2002.



## Preferred Uses:

- The District is highly interested in receiving submissions proposing *cultural or higher educational institutions*. The District will also consider submissions proposing a *mix of uses* that include cultural and higher education components.
- The building's reuse should help make Franklin Square a *vibrant active destination* during the day and the evening.
- Commitments to programs directed toward District residents are encouraged.

## Development Requirements:

- The building's historic status is vital. The District recognizes that the adaptive reuse of historic structures requires choices between feasibility and historic preservation. Submissions that strike the appropriate balance will be considered favorably.
- The District requires that the *Great Hall be made accessible* to the public for scheduled meetings and events. Proposals providing additional public access for programmed use or visitor space are encouraged.
- The District shall maintain long-term control of the property via a ground lease.

## Development Incentives:

- The District encourages development teams to investigate unlimited development incentives, such as tax-exempt revenue bond financing and historic tax credits.
- Undue reliance on limited resources (e.g. low-income housing tax credits) shall affect a submission's evaluation score under financial compensation.

## Evaluation Criteria

- Qualifications, Experience & Financial Feasibility: .....25 points
- Financial Compensation: .....15 points
- Development Program/User: .....25 points
- Design & Historic Preservation: .....15 points
- LSDBE and Community Outreach Plan: .....15 points

## Schedule

Proposals are due 6 months from issuance

## Context

- Downtown there are 2,300 units of housing under construction and another thousand in pre-development.
- One theater is under construction and two more are planned.
- The District has supported the Spy Museum and Gallery Place.
- The RFP for existing convention center requests proposals for 600-900 units of housing, retail and civic space.

## Financial/Historical/Planning Analyses

	Financial	Historical	Planning
Residential (27 units)	\$5.6-7.4M	Loose classrooms and great hall	Limited public access and limited pedestrian traffic
Office (29K rsf)	\$9.7-11.2M	Great hall cut by mezzanine	Increased pedestrian traffic, but only during the day
Cultural (29,500 rsf)	\$2.8-3.0M (varies)	General layout and Great Hall maintained	Increased pedestrian traffic during day and evening
Hotel (32 rooms)	\$3.3	Loose classrooms; maintain great hall	Limited pedestrian traffic
Primary Ed. (29,500 rsf)	\$2.3M	General layout and Great Hall maintained	Increased pedestrian and bus traffic, but not in the evening

## Timeline

January 2002: ... hired consultants to complete historic and financial analyses of the school  
July 10: ..... public forum to discuss analyses  
August:..... Request for Expressions of Interest  
October: ..... Submit RFP to Council  
January 2003: ... RFP on street  
July: ..... Responses due  
October: ..... Developer selected  
November: ..... ERA signed  
June 2004: ..... LDA signed and renovation begins